



Entered on Docket
March 09, 2010

A handwritten signature in black ink, appearing to read "Hon. Mike K. Nakagawa".

Hon. Mike K. Nakagawa
United States Bankruptcy Judge

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HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-4
09-77717

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In Re:

Michael Ager

Debtor.

BK-S-09-30456-MKN

Date: January 6, 2010

Time: 1:30 p.m.

Chapter 7

1 **ORDER VACATING AUTOMATIC STAY**

2 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the automatic stay in
3 the above-entitled bankruptcy proceedings, insofar as it applies to the Debtor's bankruptcy
4 estate, is immediately vacated and extinguished for all purposes as to Secured Creditor HSBC
5 Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation,
6 Mortgage Pass-Through Certificates, Series 2007-4, its assignees and/or successors in interest,
7 of the subject property, generally described as 9500 Borgata Bay Blvd, Las Vegas, NV 89147,
8 and legally described as follows:

9 All that certain real property situated in the County of Clark, State of Nevada,
10 described as follows:

11 Parcel I:

12 Lot Thirty-Five (35) in Block Two (2) of FOOTHILLS SUBDIVISION UNIT 1, as
13 shown by map thereof on file in Book 71 of Plats, Page 45 in the Office of the
14 County Recorder, Clark County, Nevada.

15 Parcel II:

16 A non-exclusive easement for ingress/egress use and enjoyment over those
17 portions of said map delineated as "Private Streets/P.U.E." Common Elements as
18 shown by map on file in Book 71 of Plats, Page 45 and further described in that
19 certain Declaration of Covenants, Conditions, Restrictions recorded February 12,
20 1996 in Book 960212 as Document No. 00117, in the Office of the County
Recorder, Clark County, Nevada.

21 Assessor's Parcel Number: 163-18-710-034

22 IT IS FURTHER ORDERED that the automatic stay in the above-entitled bankruptcy
23 proceedings, insofar as it applies to the Debtor, is immediately vacated and extinguished for the
24 purpose of negotiating and entering into a loan modification for which terms are agreed upon
25 between Debtor and Secured Creditor HSBC Bank USA, National Association as Trustee for
26 Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-4,
its assignees and/or successors in interest.

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1 IT IS FURTHER ORDERED that the automatic stay in the above-entitled bankruptcy
2 proceedings, insofar as it applies to the Debtor, shall be vacated and extinguished in its entirety
3 for all purposes as to Secured Creditor HSBC Bank USA, National Association as Trustee for
4 Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-4,
5 its assignees and/or successors in interest herein in full upon the Debtor receiving a discharge in
6 this bankruptcy case.
7

8 **IT IS FURTHER ORDERED, ADJUDGED, and DECREED that the Secured**
9 **Creditor shall give Debtor and Trustee at least five business days' notice of the time, place,**
10 **and date of sale.**

11 DATED this _____ day of _____ 2010.
12

13 Submitted by:
14

15 **WILDE & ASSOCIATES**

16 By: /s/Gregory L. Wilde, Esq
17 **Gregory L. Wilde, Esq.**
18 Attorney for Secured Creditor
19 208 South Jones Boulevard
20 Las Vegas, Nevada 89107
21

22 APPROVED / DISAPPROVED
23

24 By: _____
25 **Samuel A. Schwartz**
26 626 S. Third St.
Las Vegas, NV 89101
Attorney for Debtor(s)

27 APPROVED / DISAPPROVED
28

29 By: _____
30 **Timothy S. Cory**
31 8831 West Sahara Ave.
32 Las Vegas, NV 89117
33 Chapter 7 Trustee
34

1 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

2 _____ The court waived the requirements of LR 9021.

3 _____ No parties appeared or filed written objections, and there is no trustee appointed in the case.

4 _____ No parties appeared or filed written objections, and the trustee is the movant.

5 x This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a
copy of this proposed order to all counsel who appeared at the hearing, and any trustee
appointed in this case, any unrepresented parties who appeared at the hearing, and each has
approved or disapproved the order, or failed to respond, as indicated below:

6 Debtor's counsel:

7 _____ approved the form of this order _____ disapproved the form of this order

8 _____ waived the right to review the order and/or x failed to respond to the document

9 _____ appeared at the hearing, waived the right to review the order

10 _____ matter unopposed, did not appear at the hearing, waived the right to review the order

11 Trustee:

10 _____ approved the form of this order _____ disapproved the form of this order

11 _____ waived the right to review the order and/or x failed to respond to the document

12 _____ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all
counsel who appeared at the hearing, and any trustee appointed in this case any unrepresented
parties who appeared at the hearing, and each has approved or disapproved the order, or failed to
respond, as indicated below.

15 Debtor's counsel:

16 _____ approved the form of this order _____ disapproved the form of this order

17 _____ waived the right to review the order and/or x failed to respond to the document

18 _____ appeared at the hearing, waived the right to review the order

19 _____ matter unopposed, did not appear at the hearing, waived the right to review the order

20 Trustee:

21 _____ approved the form of this order _____ disapproved the form of this order

22 _____ waived the right to review the order and/or x failed to respond to the document

23 _____ I certify that I have served a copy of this order with the motion, and no parties appeared or filed
written objection.

24 Submitted by:

25 /s/ Gregory L. Wilde, Esq.

26 Gregory L. Wilde, Esq.

Attorney for Secured Creditor